
To: Gilbert LaForce and Daniel Torres, El Paso County

From: Eli Farney, PE, PTOE, JR Engineering

Date: October 5, 2023

Subject: Review of Traffic Impact Study for Rolling Hills/Bull Hill

This memorandum provides comments on the Rolling Meadows/Bull Hill Traffic Impact Study, submitted to El Paso County by Matrix Design Group on August 31, 2023. Comments provided are based on Chapter 2 and Appendix B of El Paso County's Engineering Criteria Manual. There are additional comments from the Colorado Springs Traffic Criteria Manual for roads within City jurisdiction.

Traffic Impact Study Comments

Comments are summarized in this memo are not exhaustive and are listed for convenience. Please see the accompanying PDF redlines for full comments.

Area Conditions

1. Please update Site Accessibility discussion to include access points (locations, what year/phase, and spacing from adjacent intersections), existing and ultimate classifications with specific details such as rural vs urban, number of lanes if applicable, etc.
2. Please provide justification for the annual growth rate.
3. ECM Section B.3.1. requires traffic counts to be no more than 1 year old from date of application, which is March 2023? Please confirm County is ok with date of June 2021 for Master Study counts.
4. Please include discussion on existing and proposed pedestrian facilities with all requirements of Appendix B.2.3-4.
5. Please include discussion on any existing, future, and nearby public transportation in the general area.

Proposed Development

6. Please include more in-depth discussion on the proposed development, including:
 - a. Proposed phasing timeline (incl. which developments/parcels and road improvements are part of each)
 - b. Residential development details (locations, parcel information, phasing, access)
 - c. School details (locations, parcel information, phasing, access, multimodal)
7. Please include information on the proposed internal roadways (classifications, phasing, access points, etc.)
8. For Figures 3, 4, 6: please show only existing infrastructure in map, similar to Figure 5.

Traffic Analysis

9. Please provide LOS for all lane movements in tables. (Unless otherwise noted by County). Overall intersection LOS may not reflect specific movement levels, particularly with triple left turns at intersections 4 and 5.
10. Please update Daily Traffic Volumes and Roadway Classifications Figures based on comments in PDF.
 - a. Why do the ADT figures show different roadway classifications than the ECM/TCM? Shouldn't the figures show the existing classification until the volume threshold is exceeded, in which they would change to their ultimate classification? ROW dedication should be based on these ultimate conditions. Please clarify the intent of these figure classifications and/or update as needed.

These comments attempt to identify all items that do not meet requirements listed in El Paso County's Engineering Criteria Manual; however, it remains the responsibility of the developer to ensure that all criteria are met.

Please feel free to contact me at efarney@jrengineering.com or 303-267-6183 if you have any questions regarding the comments.

Sincerely,
JR Engineering, LLC



Eli Farney, PE, PTOE
Client Manager – Public Works